

Property Detail Report

WA

APN: 444130-0531

King County Data as of: 10/03/2025

Owner Information

Owner Name:	Walji Nabila		
Vesting:	Single Woman		
Mailing Address:	4069 W Mercer Way, Mercer Island, WA 98040-3319	Occupancy:	Unknown

Location Information

Legal Description:	Loyal Heights Add E 26.78 Ft Less N 20 Ft Of 4 W 44.2 Ft Less N...	County:	King, WA
APN:	444130-0531	Alternate APN:	444130053101
Munic / Twnshp:	Seattle	Twنشp-Rng-Sec:	26-3-34
Subdivision:	Loyal Heights Add	Tract #:	
Neighborhood:	Loyal Heights	School District:	Seattle Public Schools
Elementary School:	North Beach Elemen...	Middle School:	Whitman Middle Sch...
Latitude:	47.69765	Longitude:	-122.40055
		High School:	Ingraham High Scho...

Last Transfer / Conveyance - Current Owner

Transfer / Rec Date:	07/22/2021 / 08/05/2021	Price:	\$313	Transfer Doc #:	2021.08.05.371
Buyer Name:	Walji Nabila	Seller Name:	Walji Shabir	Deed Type:	Quit Claim Deed

Last Market Sale

Sale / Rec Date:		Sale Price / Type:		Deed Type:	
Multi / Split Sale:		Price / Sq. Ft.:		New Construction:	
1st Mtg Amt / Type:		1st Mtg Rate / Type:		1st Mtg Doc #:	N/A
2nd Mtg Amt / Type:		2nd Mtg Rate / Type:		Sale Doc #:	N/A
Seller Name:					
Lender:				Title Company:	

Prior Sale Information

Sale / Rec Date:		Sale Price / Type:		Prior Deed Type:	
1st Mtg Amt / Type:		1st Mtg Rate / Type:		Prior Sale Doc #:	N/A
Prior Lender:					

Property Characteristics

Gross Living Area:		Total Rooms:	0	Year Built / Eff:	
Living Area:		Bedrooms:		Stories:	
Total Adj. Area:		Baths (F / H):		Parking Type:	
Above Grade:		Pool:		Garage #:	
Basement Area:		Fireplace:		Garage Area:	
Style:		Cooling:		Porch Type:	
Foundation:		Heating:		Patio Type:	
Quality:		Exterior Wall:		Roof Type:	
Condition:		Construction Type:		Roof Material:	

Site Information

Land Use:	Vacant -Residential Land	Lot Area:	9,750 Sq. Ft.	Zoning:	NR2
State Use:		Lot Width / Depth:		# of Buildings:	
County Use:	300 - Vacant(Sin...	Usable Lot:	9750	Res / Comm Units:	
Site Influence:	Water View	Acres:	0.224	Water / Sewer Type:	Public / Public
Flood Zone Code:	X	Flood Map #:	53033C0310G	Flood Map Date:	08/19/2020
Community Name:	City Of Seattle	Flood Panel #:	0310G	Inside SFHA:	False

Tax Information

Assessed Year:	2024	Assessed Value:	\$111,000	Market Total Value:	\$111,000
Tax Year:	2025	Land Value:	\$111,000	Market Land Value:	\$111,000
Tax Area:	0010	Improvement Value:		Market Imprv Value:	
Property Tax:	\$1,301.70	Improved %:		Market Imprv %:	
Exemption:		Delinquent Year:	2022		

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When Recorded Return To:

Nabila Walji
4069 West Mercer Way
Mercer Island, WA 98040

QUITCLAIM DEED

(Document Summary)

Grantor:	Shabir Walji
Grantees:	Nabila Walji
Legal Description (abbreviated):	PTN Lots 3 & 4, BLK 10, LOYAL HEIGHTS, TGW PTN VAC RD ADJ, KING COUNTY, WASHINGTON
Assessor's Property Tax Parcel:	4441300531
Reference Number:	None

The GRANTOR, SHABIR WALJI, a single man,
for no consideration and as a gift,
conveys and quitclaims to the GRANTEE, NABILA WALJI, a single woman,
any and all interest they may have in the property described below, including any after-acquired interest
or title, situated in the County of King, State of Washington:

(legal description attached as Exhibit A)

Reference to the above-identified documents should be made for full particulars.

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[signature(s) on following page]

Dated this 22 day of JULY, 2021.

GRANTOR:

Shabir Walji
SHABIR WALJI

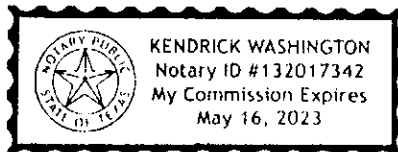
STATE OF TEXAS)

:SS

COUNTY OF Harris)

Before me, Kendrick Washington, on this day personally appeared Shabir Walji, known to me (or proved to me on the oath of TXDL or through (description of identify card or other document) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration herein expressed.

Given under my hand and seal of office this 22nd day of JULY, 2021.



Kendrick Washington
NOTARY PUBLIC for the State of Texas.

Printed Name: Kendrick Washington

My commission expires 05-16-2023

ATTACHMENTS: EXHIBIT A

EXHIBIT A

**THE WESTERLY 44.21 FEET OF LOT 3 AND THE EASTERLY 26.78 FEET OF LOT 4,
ALL IN BLOCK 10 OF LOYAL HEIGHTS, AS PER PLAT RECORDED IN VOLUME 16
OF PLATS, PAGE 84, RECORDS OF KING COUNTY AUDITOR;**

EXCEPT THE NORTH 20 FEET THEREOF;

**AND TOGETHER WITH THAT PORTION OF GOLDEN AVENUE, AS VACATED BY
CITY OF SEATTLE ORDINANCE NO. 90180 AND CONVEYED BY DEED RECORDED
MAY 18, 1961 UNDER RECORDING NO. 5285224;**

SITUATE IN THE CITY OF SEATTLE, COUNTY OF KING, STATE OF WASHINGTON.

**Subject to covenants, conditions, restrictions, and easements, if any, affecting title, which may
appear in the public record, including those shown on any recorded plat or survey, and any
other matter of record.**

END OF EXHIBIT A

- Control
- RightOfWay
- Plat
- ShortPlat
- OriginalShortPlat
- Parcel
- Lot
- Easement
- Survey
- GovernmentLot
- Hydro
- DonationLandClaim
- Proposed

Parcel
Platted Major Number
City

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SE 34-26-03

1 inch = 100 feet
Date: 2/10/2017

